081.0	0004	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	635,900 / 635,900
					USE VALUE:	635,900 / 635,900
					ASSESSED:	635,900 / 635,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		GORHAM ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BAY PAUL E/ETAL
Owner 2:	ANDERSON GRETTA L
Owner 3:	
Street 1:	7 GORHAM STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,127 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1964, having primarily Vinyl Exterior and 1624 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4127.000	255,200		380,700	635,900
Total Card	0.095	255,200		380,700	635,900
Total Parcel	0.095	255,200		380,700	635,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 391.56 | /Parcel: 391.5

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	50535
GIS Ref	
GIS Ref	
Insp Date	08/17/18

!6595!

PREVIOUS ASSESSMENT

Parcel ID: 081.0-0004-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	255,200	0	4,127.	380,700	635,900	635,900	Year End Roll	12/18/2019
2019	101	FV	206,000	0	4,127.	386,100	592,100	592,100	Year End Roll	1/3/2019
2018	101	FV	206,000	0	4,127.	288,200	494,200	494,200	Year End Roll	12/20/2017
2017	101	FV	206,000	0	4,127.	261,000	467,000	467,000	Year End Roll	1/3/2017
2016	101	FV	206,000	0	4,127.	250,200	456,200	456,200	Year End	1/4/2016
2015	101	FV	202,700	0	4,127.	212,100	414,800	414,800	Year End Roll	12/11/2014
2014	101	FV	202,700	0	4,127.	201,200	403,900	403,900	Year End Roll	12/16/2013
2013	101	FV	202,700	0	4,127.	191,400	394,100	394,100		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 6595

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WODZYNSKI HELEN	29435-602		11/27/1998		266,000	No	No		Y

PRINT

Date	Time
12/10/20	21:21:07

LAST REV

Date	Time
08/30/18	15:46:42
mmcmakin	

USER DEFINED

Prior Id # 1:	50535
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/17/2018	Meas/Inspect	BS	Barbara S
12/8/2008	Meas/Inspect	163	PATRIOT
4/24/2000	Inspected	276	PATRIOT
1/11/2000	Measured	264	PATRIOT
8/2/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4127		Sq. Ft.	Site		0	70.	1.32	5									380,667						380,700	

Total AC/HA:	0.09474	Total SF/SM:	4127	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	380,667	Spl Credit		Total:	380,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1964	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	182.232
Other Features:	77500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	369795
Depreciation:	114636
Depreciated Total:	255158

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

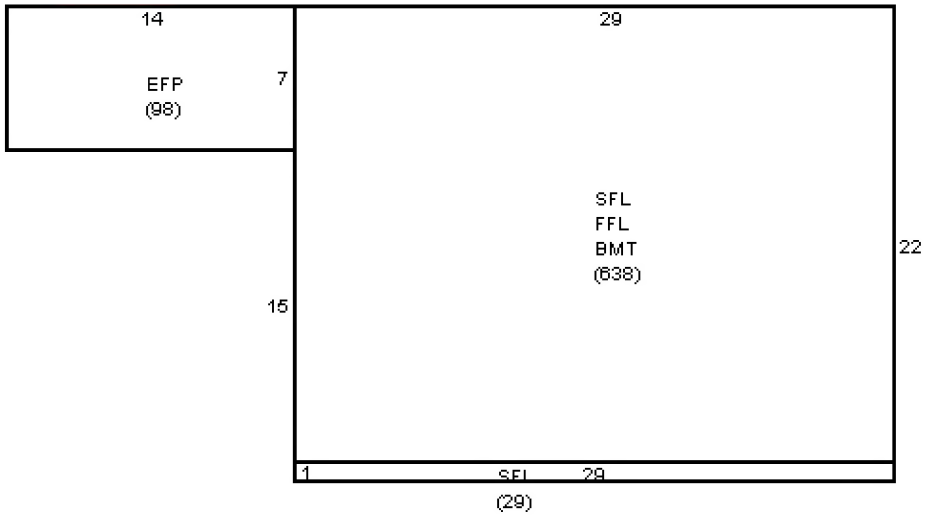
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	182.23
Special Features:	0	Val/Su Net:	125.04
Final Total:	255200	Val/Su SzAd	195.56

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	667	182.230	121,549
BMT	Basement	638	76.950	49,092
FFL	First Floor	638	182.230	116,264
EFP	Enclos Porch	98	55.000	5,390

Net Sketched Area:	2,041			Total:	292,295
Size Ad	1305	Gross Are	2041	FinArea	1624

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

081.0-0004-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	